

walkway be constructed by the Partnership to connect the Medical Office Building and the Hospital Building; and

WHEREAS, the Hospital desires to grant an easement across the Encumbered Land to permit the construction and use of such a walkway.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the Hospital, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to the Corporation, as lessee under the Ground Lease, to the Partnership, as the assignee of the Corporation's rights under the Ground Lease, and to any other permitted subsequent assignee or sublessee under the Ground Lease (together with the Corporation and the Partnership, the "Benefitted Parties") the non-exclusive right to use the Encumbered Land for the purpose of (i) constructing and repairing a covered above-the-ground walkway to connect the Medical Office Building and the Hospital Building, (ii) using such walkway for ingress to and egress from the Hospital Facility and (iii) attaching such walkway to the Hospital Building.

This Grant of Easement is solely for the benefit of the Benefitted Parties and any tenant or invitee with respect to the Medical Office Building. This Grant of Easement is subject to the condition that any and all architectural plans concerning the covered above-the-ground walkway described herein and the method by which such walkway shall attach to the Hospital Building must be given prior approval by the Hospital. This